

TALLAHASSEE/LEON COUNTY LAND ID PROJECT  
DOCUMENT SUMMARY

Project Name: Pan food stores

PETS Activity Number: LSP030018

Project Type: Type "A"

Description: 32-09-20-202-001-0

Submittal Date: Aug 27, 2003

Scan Date: 10-30-03

Status: Under ReviewConditional ApprovalApproved

RIGHT-OF-WAY

US 27

PAINTED LINE PER FOOT SPEC

Pan Foods Store 02D-406			
Total Development Area:	SF	AC.	% of Site
Area of the Development:	87,696.21	2.01	100.00%
Pre-Development Impervious Area:			
Building Area:	2,400.00	0.06	2.74%
Transportation Area:	24,281.28	0.56	27.81%
Misc. Area:	631.00	0.01	0.72%
Total Impervious Area Pre-Development:	27,422.28	0.63	31.27%
Post-Development Impervious Area:			
Building Area:	4,562.50	0.10	5.20%
Transportation Area:	26,779.82	0.61	30.64%
Misc. Area:	1,132.28	0.03	1.29%
Total Impervious Area Post-Development:	32,474.60	0.75	37.03%
Pre-Development Pervious Area:			
Stormwater Facility Area:	5,652.51	0.13	6.45%
Total Landscaped Area:	45,707.33	1.05	52.12%
Natural Area:	5,749.60	0.20	10.00%
Total Pervious Area Pre-Development:	60,129.44	1.38	68.57%
Post-Development Pervious Area:			
Stormwater Facility Area:	7,357.34	0.17	8.39%
Total Landscaped Area:	38,094.87	0.90	44.58%
Natural Area:	5,749.60	0.20	10.00%
Total Pervious Area Post-Development:	55,221.61	1.27	62.97%
Summary (Post-Development)			
Total Pervious Area Post-Development:	55,221.61	1.27	62.97%
Total Impervious Area Post-Development:	32,474.60	0.75	37.03%
Total Site Area:	87,696.21	2.01	100.00%

SITE SETBACK REQUIREMENTS		
ZONING = C-2 (NEIGHBORHOOD COMMERCIAL)		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT	25	48' MIN.
SIDE-INTERIOR	15	17' MIN.
REAR	10	262' MIN.
SIDE-CORNER	N/A	
MAXIMUM BUILDING HEIGHT: 3 STORIES		

**PARKING**

**REQUIRED:**

CONVENIENCE STORE: 1SPACE/250 SQUARE FEET  
CAR WASH: 2 SPACES PER STALL  
BICYCLE PARKING: .1 PER REQUIRED SPACE  
STORE: 3850/250 = 16 SPACES  
CAR WASH: 1 STALL = 2 SPACES\*  
BICYCLE PARKING: .1 X 13 = 1.3 SPACES

**EXISTING:**

11 SPACES + 1 H/C  
**PROPOSED:**

2 BICYCLE SLOTS  
2 SPACES

TOTAL PARKING PROVIDED= 16 REGULAR+1 H/C  
AND 2 BICYCLE SLOTS

\* IT IS ASSUMED THAT THE CAR WASH ACCESS ISLE  
PROVIDES ENOUGH STORAGE TO COMPENSATE FOR THE 2  
SPACE REQUIREMENT.

**SITE PLAN NOTES**

- NO PUBLIC STREETS ARE PROPOSED.
- CONSTRUCTION WILL BEGIN UPON ISSUANCE OF ALL NECESSARY PERMITS AND WILL BE COMPLETED WITHIN ONE YEAR FROM COMMENCEMENT.
- LIGHTING TO BE PROVIDED IN ALL PARKING AREAS, BUILDING ENTRANCE AND EXTERIOR WALLS.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AT TIME OF PERMITTING, A MITIGATION PLAN FOR EXISTING TREES SHALL BE SUBMITTED.
- AT TIME OF PERMITTING, THE STORMWATER MANAGEMENT FACILITY SHALL BE LANDSCAPED IN ACCORDANCE WITH E.M.A. REQUIREMENTS.
- THE QUANTITIES OF HAZARDOUS MATERIALS ONSITE SHALL CONSIST OF THREE TANKS. TANK 1 8,000 GALLON DIESEL, TANK 2 12,000 GAL. OF PREMIUM, AND TANK 3 20,000 GAL. REGULAR.
- THE REFUSE COLLECTION FACILITIES SHALL BE SCREENED IN ACCORDANCE WITH THE COUNTY E.M.A.
- THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED TO PROVIDE ADEQUATE IRRIGATION OF THE NATURAL AREAS.
- THE EXISTING POWER EASEMENT ONSITE IS TO BE ADJUSTED AS INDICATED. THE POWER IS TO BE ROUTED TO THE CAR WASH AND ALL POWER ONSITE TO BE RAN FROM THIS LOCATION.
- ELECTRIC UTILITIES WILL BE PROVIDED BY TALQUIN ELECTRIC.

- NOTES:
- USE BARRIER FENCE AROUND NATURAL AREAS.
  - USE RAIL FENCE AROUND PROTECTED TREES.
  - NO HEAVY EQUIPMENT IN NATURAL AREAS. ALL PLANTING TO BE DONE BY HAND.
  - THIS SITE WILL BE IN ACCORDANCE WITH THE E.M.A.
  - CONSTRUCTION ENTRANCE TO BE COVERED WITH GRAVEL DURING THE DURATION OF THE CONSTRUCTION PHASE.
  - ALL SIGNING AND MARKING WILL BE IN ACCORDANCE WITH THE M.U.T.C.D.
  - SOLID WASTE = ON-SITE DUMPSTER
  - FIREFLOW REQUIREMENTS = 1300 GPM
  - SITE AND ADJACENT PROPERTIES ZONED C-2 EXCEPT FOR THE PROPERTY AT THE REAR OF THE SITE WHICH IS ZONED RP.
  - BRING ALL MANHOLES AND VALVES UP TO GRADE.
  - BUILDING HEIGHTS SHALL BE THREE STORIES OR LESS.

**LANDSCAPE PLAN**

PARKING SPACE SHADING: 40% Total Area of Parking

TOTAL AREA OF PARKING:

13 REGULAR SPACES @ 16'x9' = 1,872 SF  
1 H/C SPACES @ 16'x12' = 192 SF

TOTAL AREA OF PARKING = 2,064 SF

AREA REQUIRED TO BE SHADED = 825 SF

ACTUAL SHADED AREA = 1,196.23 SF

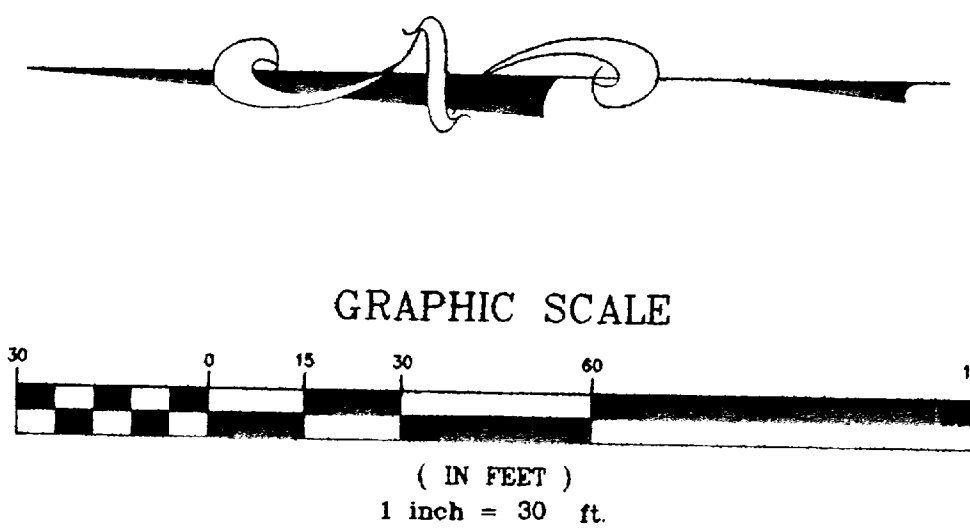
TOTAL VEHICULAR USE AREA = 26,780 SF

LANDSCAPE ISLAND AREA REQUIRED = 2,142 SF

ACTUAL LANDSCAPE ISLAND AREA = 4,329 SF

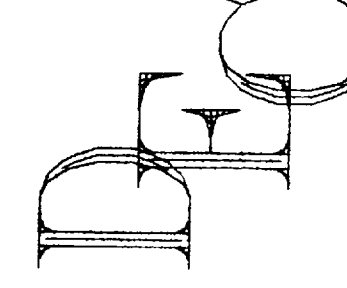
**LEGEND**

PROPOSED SHADE TREE



MARK S. COOPER, P.E.  
LICENSE #52601

DEC ENGINEERING INC.  
STATE CERTIFICATION #4244  
EMAIL: DEC@NETTALLY.COM

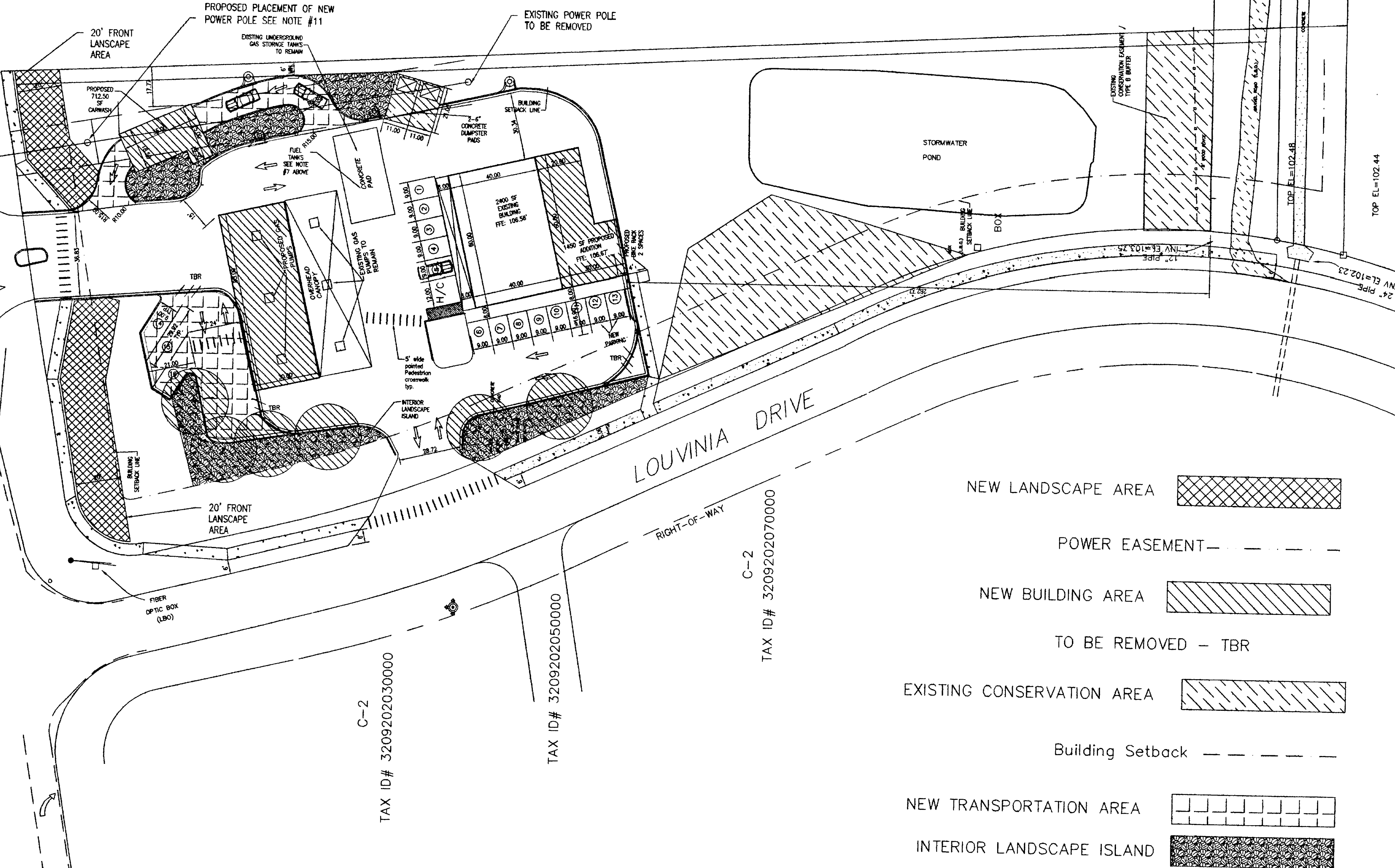


**DEC Engineering, Inc.**  
Civil Engineering  
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PROJECT: Pan Food Store	
TITLE: Site Plan	SCALE: 1"=30'
Revised by: Date:	Description:
concept.dwg	05/09/03 REVISED PER COMMENTS
CDD	JTK
Drawn: MSC	08/21/03 REVISED PARKING AND WALKWAY
Checked: MSC	
Date: 08/06/03	

Sheet **2** of **5**

No. 02D-406



Vacant C-2 TAX ID# 32092020020

TAX ID# 32092020000

TAX ID# 32092020000

TAX ID# 32092020000

TAX ID# 320450 N0520